

## **MEETING MINUTES**

LCP Chemicals Site, Brunswick, GA – First Tee Redevelopment Opportunity  
June 27, 2019 10:00 am – 11:30 am  
EPA Region 4, Atlanta, Ga.

### **Attendance**

#### **USEPA**

Derek Matory (Section Chief)  
Rob Pope (OU2 RPM),  
Pam Scully (OU1 RPM),  
Kevin Koporec (HH risk assessor),  
Stacey Haire (Attorney)  
Angela Miller (Community Relations),  
Scott Miller (Brownfields)

### **Georgia EPD**

Jim Brown (Program Manager)  
Jim McNamara (Unit Manager)  
Cherona Levy (Environmental Engineer)

### **First Tee**

Joel Willis, Jr.

### **Honeywell**

John Morris (Global Remediation Director)  
Prashant Gupta (Remediation Manager)  
Mark Johnson (External Legal Counsel)  
Betsey Weltner (External Communications Consultant)

Rob Pope: Welcome opening remarks

John Morris: Opening remarks; how redevelopment is in line with Honeywell's approach to remediation sites.

Hand-outs from First Tee: Conceptual map; "Arco Park Environmental Benefits" describes environmental protection elements of plan.

Joel Willis First Tee overview:

- Introduced First Tee's credentials and its vision for a nine-hole course and program office that would be constructed on the uplands portion of the former LCP site.
- He explained how First Tee's "Nine Values" program that teaches golf and life skills would benefit the Arco community.
- The program currently serves thousands of kids from elementary schools in Glynn and Camden counties.

- The program would have the support of golf legend Davis Love III, a Glynn County resident.
- Partner with the College of Coastal Georgia and the University of Georgia's turf research program.
- The construction and management plan would follow best practices for reducing the impact on the environment, examples might include capping the site with additional layers of sand to reduce the turf required, and a closed-loop irrigation/drainage system.
- Three Glynn County commissioners, Chairman Brunson and Commissioners Booker and Browning, have expressed strong support for the project.

Pam asked if the risk assessment would support this project.

Kevin said on quick review of current risk assessment he did not see a concern; however, a recreational assessment scenario would need to be performed. Honeywell agreed to develop a risk assessment for this scenario.

Prashant introduced potential timing to kickoff redevelopment around spring 2020.

Discussion led to phased approach. The County parcel, where the practice facility would be located, could be done first while Honeywell and the Agencies work on getting the remainder of the property through the process.

Rob agreed that doing the project in phases made sense.

John said that if Honeywell and the agencies could meet more frequently with goal of accelerating the process, then a gap between phases may not be necessary. He also suggested that by assigning priority to this re-use project, reviews by experts such as hydrogeologists could potentially be completed faster.

Prashant discussed the advantages of decommissioning the first three phases of the groundwater wells that have been treated with CO2 injections.

Derek requested a summary of what work Honeywell has done in the CBP area specifically, and with GW overall.

Derek also asked for a timetable for OU2 and said the work could involve soils removal and ambient air issues. He wanted more details on the plan, such as provisions for marsh buffer.

Stacy asked about the location of the groundwater plume and Rob described the area, indicating that it is not under the future practice area.

Pam asked how the turf grass would be watered. Joel responded that the course would be vegetated with a hybrid grass that could tolerate brackish water.

Pam asked for more details on materials that would be brought in, such as sand. Rob cautioned against cuts into the soil or soil disturbance and was told by Prashant that the understanding regarding contours was that this would be a fill project with very little need to cut.

Angela commented that Glynn Environmental Coalition would likely request a 90-day extension on the OU3 ROD. The group agreed that a preliminary briefing with GEC TAG technical advisor Frank Anastasia would be advisable.

Derek requested draft IC deed restriction language, which Honeywell committed to supplying.

Jim Brown asked for a materials management plan and risk assessment.

John Morris prepared an action list as follows:

1. Honeywell will prepare a Conceptual Plan for LCP Chemicals Site Reuse that will contain the following elements. At this stage, the level of detail will be limited but the Plan will allow for the Agencies to better understand how the project would be integrated into the site's features.
  - a. Project description
  - b. Regulatory overview (include HHRA recreational user)
  - c. Water sources and use
  - d. Land contouring
  - e. Materials management
  - f. Community engagement
  - g. Phasing plan and preliminary schedule
2. Honeywell will prepare draft Institutional Control language for OU3 based on existing examples provided by EPA.